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ALAN J. EPSTEIN  
JEFFREY B. WOLIN  
MICHAEL C. COHEN  
MICHAEL T. ANDERSON  
MICHAEL S. KERES  
JUDITH L. BAXTER

LAW OFFICES OF  
DE CASTRO, WEST, CHODOROW & BURNS, INC.

EIGHTEENTH FLOOR  
10960 WILSHIRE BOULEVARD  
LOS ANGELES, CALIFORNIA 90024-3804  
TELEPHONE (213) 478-2541  
TELECOPIER (213) 473-0123

ROBERT S. WEST  
RETIRED

WRITERS' DIRECT DIAL NUMBER

OUR FILE NUMBER

July 13, 1990

Marcia Grimm, Esq.  
California State Coastal Conservancy  
1330 Broadway, Suite 1100  
Oakland, CA 94612-2530

Re: Coastal Commission  
Permit No.: 5-89-1197  
Applicant: J.A. Edwards Trustee  
for J.A. Edwards Trust, 1989  
Project Description:  
Subdivision of a 4.82 acre parcel into  
two parcels, of 2.48 and 2.34 acres  
Project Location:  
27944 Pacific Coast Highway,  
Malibu, Los Angeles County

Dear Ms. Grimm:

Yesterday the Coastal Commission approved the  
referenced subdivision subject to a condition which, among  
other things, provides:

"Provide evidence of payment of  
funds to the State Coastal Conservancy in  
an interest-bearing account for the sole  
purpose of constructing public access  
improvements. The amount of funds shall  
be either 1) \$337,928 pursuant to the  
2/23/90 estimate prepared by the CGH

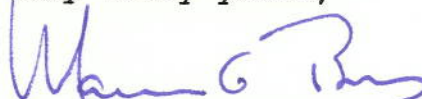
Marcia Grimm, Esq.  
July 13, 1990  
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Group for the State Coastal Conservancy of the costs of improvements necessary and sufficient for public use of the Chiate-Wildman easement, or 2) if verified in writing by the Executive Officer of the State Coastal Conservancy to the Executive Director of the Commission, payment in an amount of no less than \$236,000 nor more than \$337,928 determined by the State Coastal Conservancy as necessary and sufficient to develop the same improvements at Chiate-Wildman or an alternative easement to the same general beach area, generally between Paradise Cove and Escondido Creek. . . ."

We are interested in immediately reconciling your estimate of the costs of improving the Chiate-Wildman easement with our estimate of the costs thereof.

Please advise when and where we can meet to achieve that result.

Very truly yours,



Marvin G. Burns of  
DE CASTRO, WEST, CHODOROW & BURNS, INC.

MGB/cam

RECEIVED

JUL 16 1990

STATE COASTAL CONSERVANCY  
OAKLAND, CALIF.